

**Price on request**

**Contact agency**

**Scandimmo**

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**For sale house**

**4 rooms**

**Surface : 79 m²**

**Surface of the living : 35 m²**

**Year of construction : 2004**

**View : Aperçu mer**

**Hot water : Electrique**

**Inner condition : GOOD**

**Features :**

POOL, CALM, AIR CONDITIONING, double glazing

3 bedroom

1 terrace

2 bathrooms

2 WC

1 garage

2 parkings

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

16/07/2025 - Prix T.T.C



### House 883 Fitou

Charming single-story house with terrace, flower garden, sea view and pool access – in private estate in Fitou In the popular Capitelles area, above Fitou, this single-story semi-detached house will charm you with its comfort and its surroundings. Upon entering, a lovely hall with a closet and a shower room with a guest toilet set the tone: here, everything has been designed to combine well-being and practical solutions. The living room is generous, bathed in light, with a beautiful, fully equipped open kitchen. Large bay windows provide access to the sunny terrace (20 m2) and the beautifully flowered garden, with a pleasant view of the sea in the background. The sleeping area includes three large bedrooms, two of which have direct access to the garden, as well as a beautiful bathroom with WC. The house is air-conditioned and sold nicely furnished. It has been perfectly maintained and is in excellent general condition. A large closed garage (15m2) and a parking space complete the property. The estate offers two large swimming pools (one of which is partially heated seasonally) and a children's pool, open from May to October. Nature lovers will be delighted: hiking trails start at the doorstep, and the beaches are accessible in 20 minutes by bike, via secure roads. Perfect as a "lock and go" second home, this house will also be suitable as a peaceful main residence in the sun. The village of Fitou is renowned for its wines and its relaxed lifestyle. Here you will find restaurants, a grocery



Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

**Fees and charges :**

**Annual current expenses 1 080 €**

Well condominium

110 lots in the condominium